

Board of Appeal Referral 4/15/71

Petition No. Z-2130
Laurence Associates
400 Columbus Avenue, Boston

Petitioner seeks a forbidden use permit and a change in a non-conforming use for a change of occupancy from a three family dwelling and two stores, to advertising offices in an apartment (H-2) district. The proposal would violate the code as follows:

Section 8-7. Offices are forbidden in an H-2 district.

Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on Columbus Avenue at the intersection of West Canton Street in the South End Urban Renewal Area, contains a four story masonry structure. The proposed advertising office use would be contrary to the South End Urban Renewal Plan residential objectives for the area. The much needed dwelling units should be maintained. Recommend Denial.

VOTED: That in connection with Petition No.Z-2130, brought by Laurence Associates, 400 Columbus Avenue, in the South End Urban Renewal Area, for a forbidden use permit and a change in a non-conforming use for a change of occupancy from a three family dwelling and two stores to advertising offices in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. The proposed advertising office use would be contrary to the South End Urban Renewal Plan residential objectives for the area. The much needed dwelling units should be maintained.

Z-2130
400 COLUMBUS AVE.
(B.R.)

(28)



Board of Appeal Referral 4/15/71

Petition No. Z-2131
Hathaway Realty Company
475 Commonwealth Avenue, Boston

Petitioner seeks a change in a non conforming use and a conditional use permit for a change of occupancy from doctors' offices, stores and apartment to doctors' offices, stores, apartment and day care center in an apartment (H-4) district. The proposal would violate the code as follows:

Section 8-7. A day care center is a conditional use in an H-4 district.

Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on Commonwealth Avenue near the intersection of Charlesgate West, contains a seven story office and commercial structure. The petitioner proposes to rent the second floor of the building for use as a day care center. The proposed facility would benefit employees in the local commercial area and the residents of the adjacent residential neighborhood. Recommend approval.

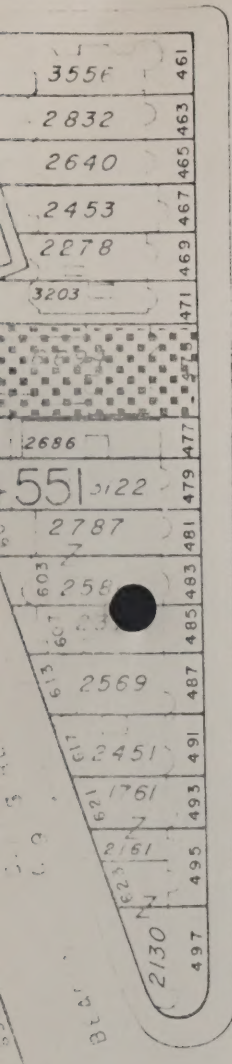
VOTED: That in connection with Petition No. Z-2131, brought by Hathaway Realty Company, 475 Commonwealth Avenue, Boston, for a change in a non conforming use and a conditional use permit for a change of occupancy from doctors' offices, stores and apartment to doctors' offices, stores, apartment and day care center in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval. The proposed facility would benefit employees in the local commercial area and the residents of the adjacent residential community.

4475

20

CHARLES GATE

WEST

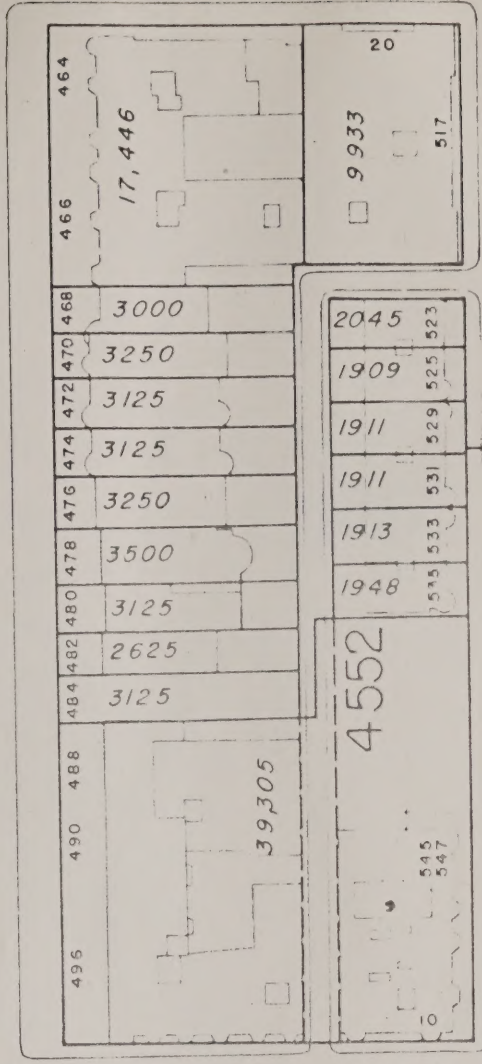


AVENUE

AVENUE

COMMONWEALTH

COMMONWEALTH



STREET

Z-2131

475 COMMONWEALTH AVE.

(BRIGHTON)

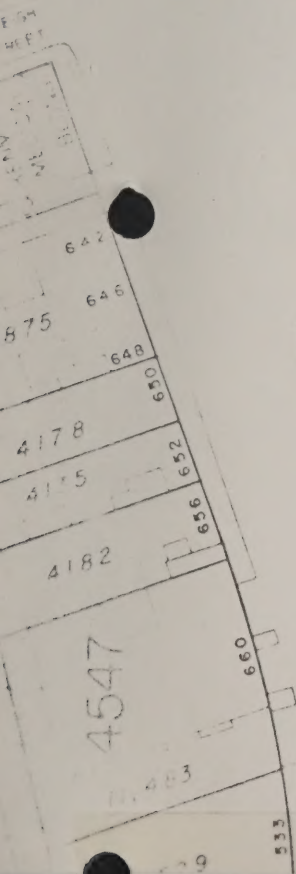
AUTHORITY

R A I L R O A D

STREET

34,161

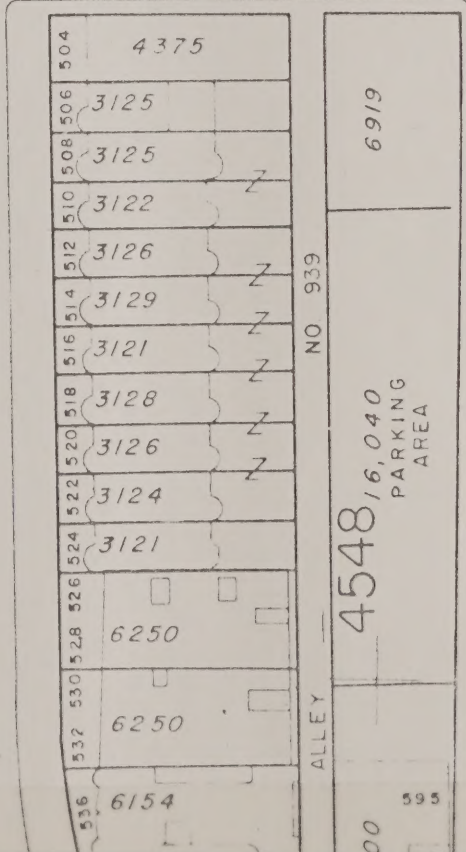
22,764
4497



SQUARE

KENMORE

MTA STATION



NO 939

ALLEY

4548, 16,040
PARKING AREA

78,120

7021

KENMORE STATION

U.S.

POST OFFICE

45

6545

2975

Board of Appeal Referral 4/15/71

Petition No. Z-2132
Moritz Bergmeyer
108-110 Fulton Street, Boston

Petitioner seeks a conditional use permit to legalize an existing occupancy for four families in a light manufacturing (M-2) district. The proposal would violate the code as follows:

Section 8-7. A four family dwelling is conditional in an M-2 district.

The property, located on Fulton Street near the intersection of Richmond Street, contains a four story masonry structure. The four family occupancy has existed for the last two years. The property has been rehabilitated and fronts on what will be a residential neighborhood under the Waterfront Urban Renewal Plan. There is an urgent need for dwelling units in the area. Recommend approval.

VOTED: That in connection with Petition No. Z-2132, brought by Moritz Bergmeyer, 108-110 Fulton Street, Boston, for a conditional use permit to legalize an existing occupancy for four families in a light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. The four family occupancy has existed for the past two years. The property has been rehabilitated and fronts on what will be a residential neighborhood under the Waterfront Urban Renewal Plan. There is an urgent need for dwelling units in the area.

Board of Appeal Referral 4/15/71

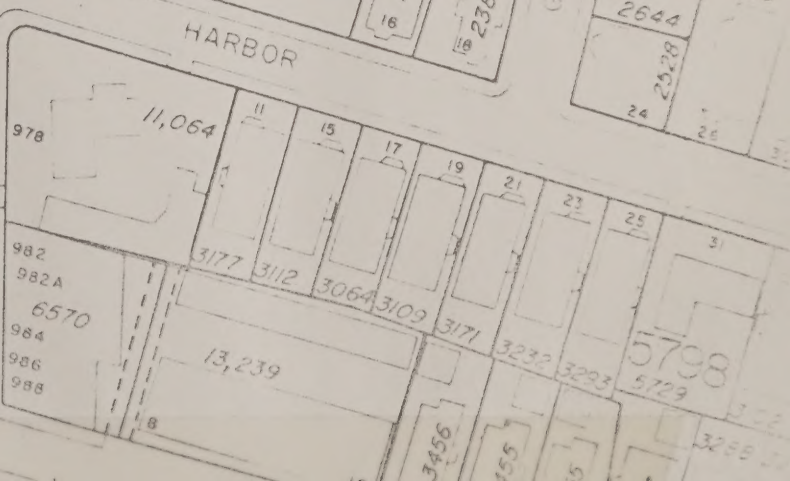
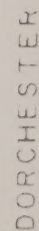
Petition No. Z-2133
Vaughan's Inc.
934 Dorchester Avenue, Dorchester

Petitioner seeks a variance to erect a one story addition to a tavern in a local business (L-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 20-1. Rear yard is not provided.	20 feet	0

The property, located on Dorchester Avenue near the intersection of Crescent Street, contains a two story frame structure. The proposed one story addition would be utilized for storage. There would be no adverse affects on abutting properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2133, brought by Vaughan's, Inc., 934 Dorchester Avenue, Dorchester, for a variance to erect a one-story addition to a tavern in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposed storage addition would not have an adverse affect on abutting properties.



Petition No. Z-2138
Harrison N. & Francis K. Fitzpatrick
42 Sharp Street, Dorchester

Petitioner seeks a forbidden use permit and a conditional use permit for a change of occupancy from storage to an auto body paint shop and auto sales in a local business (L-.5) district. The proposal would violate the code as follows:

Section 8-7. The sale of automobiles within a structure is forbidden in an L-.5 district.

Section 8-7. An auto body paint shop is conditional in an L-.5 district.

The property, located on Sharp Street near the intersection of Allston Street, contains a one story masonry structure. The site abuts a two and three family residential district. The auto body paint shop has existed for many years. The petitioner proposes to utilize a small portion of the existing structure for the sale and exchange of six used cars. The staff recommends a) that the property be adequately screened from adjacent residential properties, b) that the petitioner landscape the property consistent with the surrounding neighborhood. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2138, brought by Harrison N. & Francis X. Fitzpatrick, 42 Sharp Street, Dorchester, for a forbidden use permit and a conditional use permit for a change of occupancy from storage to an auto body paint shop and auto sales in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the provisos that a) the property be adequately screened from adjacent residential properties, b) that the petitioner landscape the property consistent with the surrounding neighborhood.

Z-2138
42 SHARP ST.
(DOR.)



Board of Appeal Referral 4/15/71

Petition No. Z-2141
The Carmelite Sisters for the Aged
& Infirm, Inc.
40 Old Harbor Street, South Boston

Petitioner seeks three variances to erect a seven story addition to an existing nursing home in an apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional unit is insufficient.	1000 sf/du	211 sf/du
Section 15-1. Floor area is excessive.	1.2	1.8
Section 23-7. Off street parking is insufficient.	95 spaces	30 spaces

The property, located on Old Harbor Street at the intersection of Thomas Park, contains a five story nursing home. The petitioner proposes to erect a seven story fireproofed steel, concrete and masonry extension to the existing structure. The proposed extension would be 222 feet long, 50 feet wide and would accommodate 120 beds. The existing facility has accommodations for 246 beds. The off-street parking violation would be mitigated by the fact that a majority of the employees either walk or utilize nearby public transportation. Further, the 30 off-street parking facilities for the proposed extension would be in compliance with the Division of Medical Care, Massachusetts Department of Public Health. The proposed extension would be a reasonable use of land and would enable the elderly of the community to live in their own environment.
Recommend approval.

VOTED: That in connection with Petition No. Z-2141, brought by The Carmelite Sisters for the Aged & Infirm, Inc., 40 Old Harbor Street, South Boston, for three variances to erect a seven story addition to a nursing home in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The proposed extension would be a reasonable use of land and would be mitigated by the fact that a majority of employees either walk or utilize nearby public transportation. Further, the 30 off-street parking facilities for the proposed extension would be in compliance with the Division of Medical Care, Massachusetts Department of Public Health.

(S.D.)

PART

Board of Appeal Referral 4/15/71

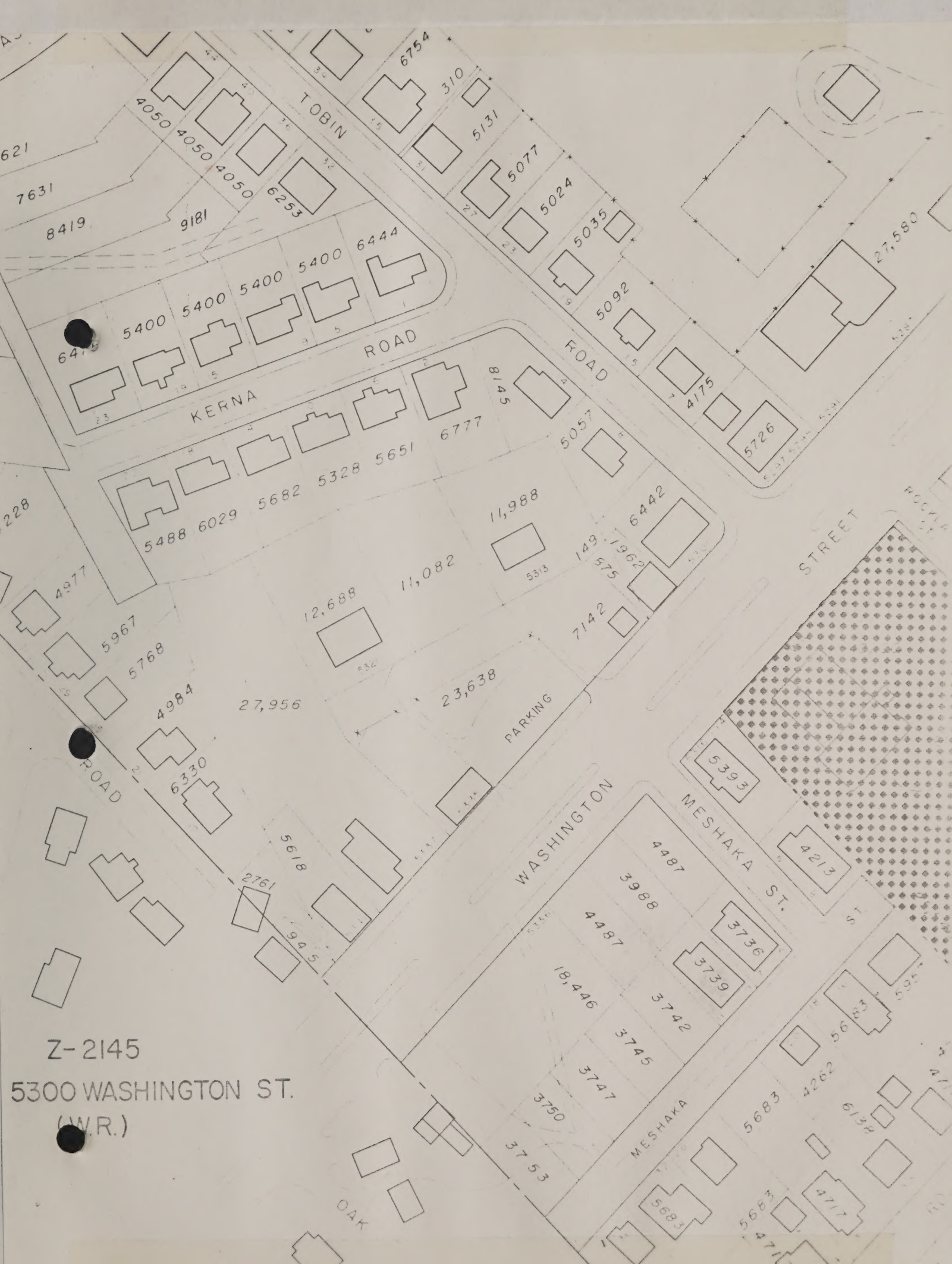
Petition No. Z-2145
Brason Realty Trust
Frederick Brauer, Trustee
5300 Washington Street, W. Roxbury

Petitioner seeks a variance to erect an eight story 121 unit elderly housing structure in a single family (S-.5) and apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	4000 sf/du	590 sf/du

The property, located on Washington Street at the intersection of Rockland Street, contains approximately 1.7 acres of vacant land. The petitioner received a building permit in 1968 to construct an eleven story 169 unit apartment structure for the elderly. The Building Commissioner subsequently revoked the permit because of possible zoning violations. Foundation work was completed and is presently existing. The petitioner would now reduce the proposed density to eight stories, 121 units. The development would be constructed on a turnkey basis for the Boston Housing Authority. There is a critical need for elderly housing in the area. The site is appropriate and proximate to public transportation and community facilities. Space for social services is to be provided in the structure. Recommend approval.

VOTED: That in connection with Petition No. Z-2145, brought by Brason Realty Trust, 5300 Washington Street, West Roxbury, for a variance to erect an eight story 121 unit elderly housing structure in a single family (S-.5) and an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. There is a critical need for elderly housing in the area. The site is appropriate and proximate to public transportation and community facilities. The proposed structure would provide social services for the elderly residents.



Z-2145

5300 WASHINGTON ST.

(W.R.)

Board of Appeal Referral

Petition No. Z-2117-2120
Trustees of Custom House Block
58-70 Long Wharf, Boston

Petitioner seeks two forbidden use permits, two conditional use permits, a change in a non conforming use, and twelve variances for a change of occupancy in one building from a store, two apartments and a disinfecting company to offices, stores, restaurant, ten apartments. The petitioner also seeks a change of occupancy in the other building from offices, printing, mercantile, storage and 41 apartments to retail stores, offices, restaurant, and 52 apartments in a light manufacturing (M-2) district. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
<u>58 Long Wharf</u>			
Section 8-7.	A dwelling converted for more families is forbidden in an M-2 district.		
Section 9-1.	A structural change in a non-conforming use requires a Board of Appeal hearing.		
Section 15-1.	Floor area ratio is excessive.	2.0	3.0
Section 20-1.	Rear yard is not provided.	12 feet	0
Section 23-7.	Off street parking not provided.	2 spaces	0
<u>59 Long Wharf</u>			
Section 8-7.	A ten unit apartment dwelling is conditional in an M-2 district.		
Section 15-1.	Floor area ratio is excessive.	2.0	3.0
Section 20-1.	Rear yard is not provided.	12 feet	0
Section 23-1.	Off street parking not provided.	2 spaces	0
<u>60 Long Wharf</u>			
Section 8-7.	A ten unit apartment dwelling is conditional in an M-2 district.		
Section 15-1.	Floor area ratio is excessive.	2.0	3.0
Section 20-1.	Rear yard is not provided.	12 feet	0
Section 23-1.	Off street parking is not provided	2 spaces	0

	<u>Req'd</u>	<u>Proposed</u>
<u>62-70 Long Wharf</u>		
Section 8-7. A dwelling converted for more families is forbidden in an M-2 district.		
Section 15-1. Floor area ratio is excessive.	5.0	0
Section 20-1. Rear yard is not provided.	12 feet	0
Section 23-7. Off street parking not provided.	8 spaces	0

The property, located on Long Wharf at the intersection of Atlantic Avenue in the Waterfront Urban Renewal Area, contains two masonry residential-commercial structures. The petitioner proposes to combine nos. 58-59-60 into one building comprising ten apartments, offices, stores and a restaurant. The proposed occupancy for nos. 62-70 would consist of 52 apartments, retail stores, offices and a restaurant. The proposals would include a rehabilitation agreement incorporating plans and specifications for the buildings, would be subject to design review approval and would be consistent with the development objectives embodied in the Waterfront Urban Renewal Plan. Off street parking facilities would be available in the adjacent commercial parking lot under the same ownership. Recommend approval.

VOTED: That in connection with Petitions Nos. 2117-2120, brought by Trustees of Custom House Block, 58-70 Long Wharf, in the Waterfront Urban Renewal Area, for two forbidden use permits, two conditional use permits and twelve variances for a change of occupancy from a store, two apartments, disinfecting company to offices, store, restaurant, ten apartments and for a change of occupancy from offices, restaurant, 52 apartments in a light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. The proposals would include a rehabilitation agreement with the Authority incorporating the plans and specifications for buildings, would be subject to Authority Design Review approval and would be consistent with the development objectives embodied in the Waterfront Urban Renewal Plan. Off street parking facilities would be available in the adjacent commercial parking lot under the same ownership.

10,596
 EXEMPT 16,500
 713
 710
 700
 737
 840
 882
 990
 870
 1628
 200
 202

PARKING STREET EXEMPT LONG

80,142

WALL
 EXEMPT 61,000

ATLANTIC

WALL
 1166
 1171
 1327
 1371
 1219
 1223
 1225
 1214
 1214
 1219
 1223
 1225
 640
 32
 33
 34
 35
 36
 37
 38
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 40
 41
 42
 43

PARKING

CENTRAL WHARF

WALL

WALL

222,086
 WALL

197,013

INDIA
 PARKING

903
 1360
 1008
 1008
 882
 895
 902
 902
 508
 970
 970
 970
 937
 1014
 400
 15

WALL

Z-2117-2120

58-70 LONG WHARF
 (B.P.)

LINE

INNER HARBOR

AVE.